

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: August 17, 2017

Location: 9<sup>th</sup> floor Conference Room, 1340 Poydras Street, New Orleans, LA 70112.

Called to order: 1:00 p.m.

Adjourned: 3:30 p.m.

Commissioners present: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander

Commissioners arriving after beginning of the meeting: Jennifer Greene

Commissioners absent: Andrew P. Sanchez, Anne Redd, Rosalind Peychaud, H.V. Nagendra

**I. Minutes of the July 20, 2017 meeting.**

Motion: Approve the Minutes.

By: Heather Szapary

Second: Calvin Alexander

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander

Opposed:

Comments

**II. Election of Officers & Ratification of ARC Members**

Motion: Elect Jesse Le Blanc as Chairman.

By: Ed deMontluzin

Second: John Deveney

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander

Opposed:

Comments:

Motion: Elect Greg Hackenberg as Vice Chairman.

By: Ed deMontluzin

Second: John Deveney

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander

Opposed:

Comments:

Motion: Ratify ARC members

By: Tony French

Second: Calvin Alexander

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander

Opposed:

Comments:

### **III. Consent Agenda**

Speakers: Virginia Plute & Emmy Bridges spoke against the application for 625 Esplanade.

Motion: Approve the Consent Agenda.

By: Renee Lapeyrolerie

Second: Carling Dinkler

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander

Opposed:

Comments:

- A. 1522 Chippewa St: Lower Garden Historic District, Full Control: Robert Boyd, applicant; St. Michael Special School For, owner; Restore circa 1850's Convent building, and construct new chapel addition at the rear.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-17124-HDLC>
- B. 907 Lizardi St: Holy Cross Historic District, Full Control: Ahmad Larkins, applicant; Demond Cage, owner; Renovation to existing single family residence (360 SF) and 1200 SF camel-back addition.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-19260-HDLC>
- C. 1013 Ninth St: Irish Channel Historic District, Full Control: James Brown, applicant; Leola Christy, owner; Revisions to previously approved new construction of a two story, single family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-21620-HDLC>
- D. 718 Charbonnet St: Holy Cross Historic District, Full Control: JL Remodeling, applicant; Gutters Tech La LLC, owner; New construction of a 1300 SF single family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-22355-HDLC>
- E. 905 Atlantic Ave: Algiers Point Historic District, Full Control: Michael Malcom, applicant; Jessica R Broussard, owner; Renovate existing one-story residential building and construct new camelback addition at rear.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-22728-HDLC>
- F. 1230 Constance St: Lower Garden Historic District, Full Control: Cameron Richard, applicant; Eric S Patrick, owner; Renovation and camelback addition.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-23666-HDLC>
- G. 608 Sixth St: Irish Channel Historic District, Full Control: Charles Berg, applicant; 608 6Th Street, LLC, owner; Renovation and camelback addition.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-25426-HDLC>

- H. 928 Clouet St: Bywater Historic District, Full Control: Heather Mcvicar Ruoss, applicant; David L Toups, owner; Renovation of two-story residence including construction of new addition at rear.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-25569-HDLC>
- I. 408 Delery St: Holy Cross Historic District, Full Control: Kristine Shull, applicant; Bast Realty Partners LLC, owner; New Construction of 1,600 sf single family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-25574-HDLC>
- J. 820 Verret St: Algiers Point Historic District, Full Control: Robert Pell, applicant; 820 Verret St LLC, owner; Construct new, 910 SF addition to a one-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-25674-HDLC>
- K. 3919 Marais St: Bywater Historic District, Full Control: Mark Morice, applicant; Treyremark Properties LLC, owner; Construction of new two-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-26551-HDLC>
- L. 2625 Constance St: Irish Channel, Full Control: Robert Pell, applicant; Credit Shel Frankenheimer, owner; New construction of 2,600 sqft, single family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-25673-HDLC>

At this time, Jennifer Greene arrived at the meeting.

#### **IV. Old Business Work Applications**

- A. 2400 St Charles Ave.  
Application: Enlarge 4th floor conditioned space of previously approved 24,400 sq.ft. multi-story, multi-family residential building.  
Speakers: Wogan Bernard, Collette Newman, and Pamela H. Pearson spoke against the application.  
Motion: Deny application  
By: Ed deMontluzin  
Second: Tony French  
Result: Failed  
In favor: Ed deMontluzin, Tony French  
Opposed: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander, Jennifer Greene  
Comments:  
  
Motion: Approve application as proposed  
By: Greg Hackenberg  
Second: Renee Lapeyrolerie  
Result: Failed  
In favor: Jesse Le Blanc, Greg Hackenberg, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Jennifer Greene  
Opposed: Tony French, Ed deMontluzin, Calvin Alexander  
Comments: Due to a no – action vote, the application was defacto denied.

## **V. New Business Work Applications**

- A. 2936 Esplanade Ave  
Comments: This item was withdrawn

## **VI. New Business Demolition Applications**

- A. 1623 N Johnson St.  
Comments: This item was withdrawn
- B. 2411 St. Philip St.  
Application: Whitney Dickerson, applicant; Williams Management Services LLC, owner; Demolition of one-story residential building.  
Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to work with HDLC Staff to determine the best way to redevelop the site in compliance with the Guidelines after demolition of the existing structure. Additionally, the new owner of the property should be in attendance for the next meeting.  
By: Renee Lapeyrolerie  
Second: Carling Dinkler  
Result: Passed  
In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander, Jennifer Greene  
Opposed:  
Comments:

## **VII. Old Business Retention Applications**

- D. 618 Harmony St.  
Application: T M F Hotel Properties LLC, applicant/owner; Retention of multiple deviations from approved plans for the new construction of a two story, residential building.  
Motion: Deny the retention of:
- Inappropriate front porch decking. The decking should be replaced with 5/4" wood, tongue and groove, porch decking to run perpendicular to the building at the second and first floor porch.
  - Cornice installed over the front door. The cornice should be removed and wood trim repaired, as needed.
  - Hanging lights installed without a CofA. The recess cans should be installed at previously existing locations. If another light fixture is desired, please submit to staff for review.
- Approve the retention of:
- Missing third plate, creating a lower floor to ceiling height.
  - The inappropriately sized front door and transom.
  - The columns installed at the second floor, but the column and newel post trim should match the existing at the first floor.
  - Wood screening at the chain wall. The screen should be caulked and painted to mimic the look of a typical chain wall covered with smooth stucco.
- By: Greg Hackenberg  
Second: Calvin Alexander

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander, Jennifer Greene

Opposed:

Comments:

## **VIII. New Business Retention Applications**

### **A. 313 Opelousas Ave.**

Application: Damon Tyris Reed, applicant; R2h Investments, LLC, owner; Retention of changes to roof form and construction of camelback completed without a CofA.

Speaker: David White spoke in favor of the retention.

Motion: Deny the application for retention of work completed without a CofA.

By: Heather Szapary

Second: Renee Lapeyrolerie

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander, Jennifer Greene

Opposed:

Comments:

### **B. 1223 N Robertson St.**

Application: Retention of 6'-0" fence built, concrete poured in yard, and inappropriate roof structure built without permits.

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to provide a professional survey and to work with HDLC Staff to determine the current as built conditions on the site for HDLC review.

By: Renee Lapeyrolerie

Second: Greg Hackenberg

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander, Jennifer Greene

Opposed:

Comments:

### **C. 2201 Orleans St.**

Application: Malcolm Leblanc, applicant; Orleans Medical Building Corp, owner; Retention of demolition of existing building and new construction under Non-Structural Renovation permit.

Motion: Approve the application for retention of the demolition and new construction. No fines were levied by the Commission.

By: Renee Lapeyrolerie

Second: John Deveney

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, John Deveney, Carling Dinkler, Heather Szapary, Tony French, Calvin Alexander, Jennifer Greene

Opposed:

Comments:.

## **IX. HDLC Reports and Communications**

